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(2) In addition to the requirements listed above in paragraph 1 of this Section, the requirements listed below shall also apply to an application to divide a two-family dwelling. The required improvements and any needed maintenance shall be completed prior to the property being divided.

(a) The property shall be inspected by the City to verify compliance with the maintenance standards found in Sections 24-7-103 through 24-7-106 and in Section 7-2-118 (6) of the City Code prior to the property being divided.

(b) An automatic irrigation system shall be provided for all landscaped areas.

(c) At least 25 points worth of improvements from the following list shall be made to the property. If the property has already been improved with all of the improvements listed below, no other improvements shall be required.

(i) Installing rain gutters (5 points)

(ii) Upgrading to double or triple pane vinyl windows (10 points)

(iii) Replacing evaporative coolers with central air (10 points)

(iv) Installing landscaping that exceeds the standards in Section 24-7-103 (10 points)

(v) Upgrading the siding from wood or aluminum to fiber cement siding (hardie plank/board), stucco, rock or brick. (20 points)

(vi) Adding shutters to windows on at least the front façade (5 points)

(vii) Adding a brick or stone wainscot on at least the front elevation (10 points)

(viii) Installing a covered porch or covered entrance over each front door (10 points)

(ix) Installing screen doors on each front door (5 points)

(x) Adding a carport or garage for each unit that meets the appropriate setbacks and is not placed in the front yard (20 points)

(xi) Adding articulation to a simple gable roof by adding hips, gables on the front, or other means acceptable to City staff (20 points)

(xii) Replacing carports or garages in the front yard with carports or garages in the side or rear yard that meet the appropriate setbacks (20 points)

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting as required by law.

PASSED and APPROVED this _____ day of _____, 2008.

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WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER